165.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	950,300 / 950,300
					USE VALUE:	950,300 / 950,300
					ASSESSED:	950,300 / 950,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23	-25	DANIELS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STOCKBRIDGE LORI LYN MEECE
Owner 2:	STOCKBRIDGE RICHARD G
Owner 3:	
Street 1:	23 DANIELS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MEECE LORI L -
Owner 2:	-
Street 1:	23 DANIELS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Vinyl Exterior and 3746 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	556,700	5,100	388,500	950,300
Total Card	0.103	556,700	5,100	388,500	950,300
Total Parcel	0.103	556,700	5,100	388,500	950,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 253.68 | /Parcel: 253.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 109411
GIS Ref:
GIS Ref:
Insp Date: 12/17/08

PREVIOUS ASSESSMENT

Parcel ID: 165.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	556,900	5100	4,500.	388,500	950,500	950,500	Year End Roll	12/18/2019
2019	104	FV	415,400	5100	4,500.	388,500	809,000	809,000	Year End Roll	1/3/2019
2018	104	FV	415,400	5100	4,500.	344,100	764,600	764,600	Year End Roll	12/20/2017
2017	104	FV	389,000	5100	4,500.	288,600	682,700	682,700	Year End Roll	1/3/2017
2016	104	FV	389,000	5100	4,500.	288,600	682,700	682,700	Year End	1/4/2016
2015	104	FV	345,500	5100	4,500.	249,800	600,400	600,400	Year End Roll	12/11/2014
2014	104	FV	345,500	5100	4,500.	241,400	592,000	592,000	Year End Roll	12/16/2013
2013	104	FV	359,900	5100	4,500.	229,800	594,800	594,800		12/13/2012

!12794!

PRINT: Date 12/11/20 | Time 02:50:33

LAST REV: Date 06/08/20 | Time 08:31:09 | mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12794

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEECE LORI L,	74673-29	1	5/14/2020	Convenience	1	No	No		
MEECE LORI L	53255-78		7/23/2009	Family	1	No	No		
DE PRIMEO LORI	48211-430		9/24/2006	Family	1	No	No		
DE PRIMEO JOSEP	44149-526		11/22/2004	Family	99	No	No		
DE PRIMEO JOSEP	24927-129		10/17/1994		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2007	963	Porch	25,000					REPL EXISTG FRT PO

ACTIVITY INFORMATION

Date	Result	By	Name
12/17/2008	Measured	372	PATRIOT
12/21/1999	Mailer Sent		
12/2/1999	Measured	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	109411
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	70.	1.23	8									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10258615
Const Adj.:	0.98000199
Adj $ / SQ:	183.691
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	683925
Depreciation:	127210
Depreciated Total:	556715

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

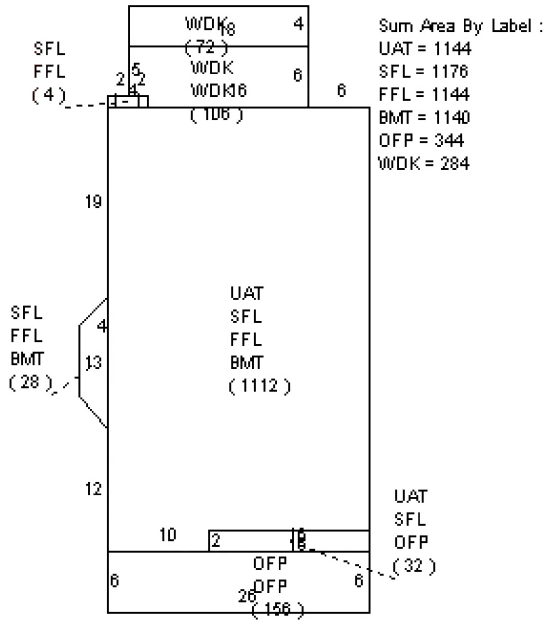
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,176	183.690	216,021
FFL	First Floor	1,144	183.690	210,143
BMT	Basement	1,140	90.930	103,657
OFP	Open Porch	344	20.870	7,179
UAT	Upper Attic	286	128.580	36,775
WDK	Deck	284	9.330	2,650

Net Sketched Area:	4,374			Total:	576,425
Size Ad	2320	Gross Are	5232	FinArea	3746

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	100	A	
UAT	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	183.69
Special Features:	0	Val/Su Net:	127.27
Final Total:	556700	Val/Su SzAd	239.96

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 165.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100